

7600 ALLENTOWN BOULEVARD

HARRISBURG, PA | 17112

± 1.58 ACRES AVAILABLE | FOR LEASE



PROJECT

7600 Allentown Boulevard a 1.58 acre, commercially zoned vacant piece of land located in Harrisburg, PA. The property near retail neighbors such as Camping World, Turkey Hill, and Best Western generating a mix of traffic. The parcel can offer access and visibility from Allentown Blvd (15,256 VPD). The site is fitting for a variety of uses such as service, retail, or commercial. This creates a great opportunity for any tenant to enter the established Harrisburg market.

LOCATION

7600 Allentown Boulevard is well positioned in the Harrisburg market. The project sits within minutes of major highways such as I-81 (45,010 VPD), leading traffic West into Mechanicsburg/Camp Hill or north towards Wilkes Barre/Scranton. The site offers a trade area that extends over 7 miles combined with traffic from the dense residential areas and surrounding demographics allows the site to pull from multiple market points.

TRADE AREA

Adding to the stability of the project, 7600 Allentown Blvd shows a 20-minute drive time demographic of over 245,974 people with household incomes more than \$80,477 and daytime employment demographics equally as strong with 198,178. The demographics within a 10-mile radius include 264,203 people in 113,591 homes, a labor force of 212,212 with an average household income of \$78,423. The areas growth since 2000 has increased 14.5% with over 16,575 homes.

POPULATION		3 MILES - 21,640	EMPLOYEES		3 MILES - 6,351
		5 MILES - 60,644			5 MILES - 23,057
		7 MILES - 130,346			7 MILES - 92,255
AVERAGE HHI		3 MILES - \$99,139	HOUSEHOLDS		3 MILES - 8,803
		5 MILES - \$94,473			5 MILES - 25,362
		7 MILES - \$90,262			7 MILES - 56,814

TRAFFIC COUNTS: ALLENTOWN BOULEVARD: 15,256 VPD

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

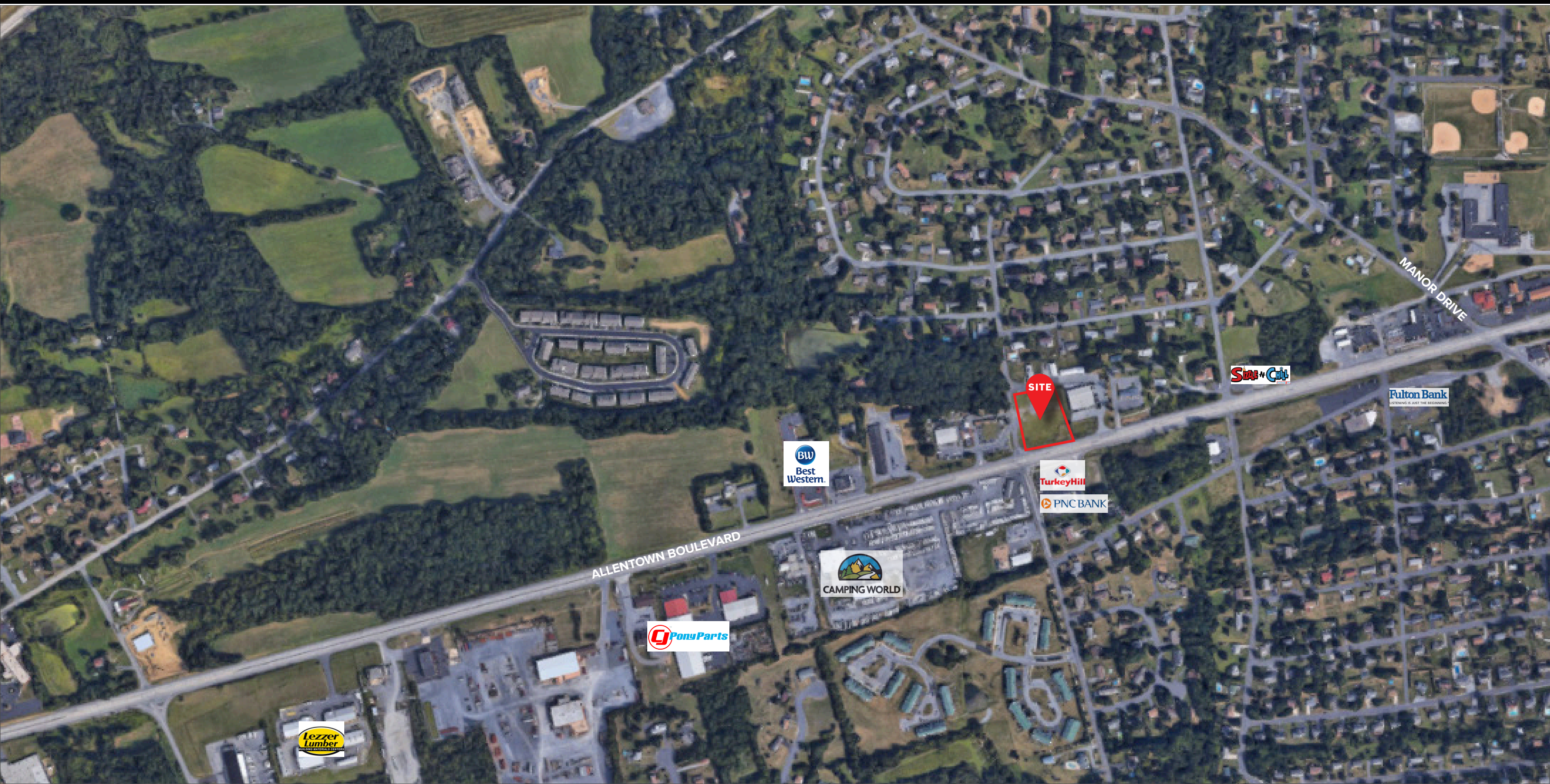
BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com

Bennett Williams
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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